



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

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MINUTES January 30, 1997

**CONTINUED PUBLIC HEARING: Definitive Subdivision Plan for Hunters Run,
Brian E. Hebb Builders, Inc.**

DISCUSSION:

Review of engineer's proposals to correct drainage deficiencies at Ice Pond
Subdivision

OPEN SPACE RESIDENTIAL DEVELOPMENT BYLAW:

Meeting with consultants to review policy options

Vice Chair Hengeveld called the meeting to order at 7:25 p.m. Duscha, Epstein, Hengeveld and Tice were present. Colman, LaLiberte, and Yanofsky joined the meeting before any business was conducted and Colman assumed the chair. Also present was Planning Administrator Mansfield

The **minutes** of the meeting of December 9, 1996, were approved as drafted on a motion by Yanofsky, seconded by Duscha, by a vote of 4-0-3, with Colman, Epstein and Yanofsky abstaining.

The **minutes** of the meeting of December 18, 1996 were also approved as drafted on a motion by Epstein, seconded by Hengeveld. Duscha asked to delete the list of references contacted by the P.A. for the firms proposing consulting services, but Hengeveld and others concluded they should remain in the minutes. The motion was approved 4-0-3, with Colman, LaLiberte and Tice abstaining.

**CONTINUED PUBLIC HEARING: Definitive Subdivision Plan for Hunters Run,
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Colman opened the hearing at 7:35. No representatives of the applicant or abutters were present. Mansfield reported that he had received a letter from David E. Ross Associates granting the Board an extension to March 15, and assumed this to be a request for the

Board to grant an extension of similar duration. He also reported that he had received supplemental soils information in response to comments from the Board of Health.

Duscha asked what was the purpose of a continuance, since, in her opinion, the applicant and his engineers had wasted the Board's time on things that should have been addressed at a preliminary plan stage. She asked if the Board would be willing to close the hearing now and vote denial. But Colman replied that the applicant had been told that the only action the Board expected to take this evening was to extend the time for consideration that otherwise would run out on February 12, 1997. Mansfield added that an extension at this time would seem to work in the Board's favor.

Epstein thereupon **moved to extend the time for the Planning Board to take action upon a plan entitled "Hunters Run, Definitive Subdivision of land in Carlisle, MA," until March 15, 1997.** The motion was seconded by Tice and **approved 6-1**, Duscha opposed. Colman then continued the hearing until February 10, 1997 at 7:30 p.m. He asked the P.A. to extract a list of needed information from past minutes and ask the applicant to provide it prior to the next meeting.

Tall Pines Subdivision: Request for lot releases and submission of appraisal

LaLiberte noted that the estimates of costs of completion of the roadways did not include the final coat. Colman and Yanofsky asked that the estimates be checked by LandTech. Yanofsky therefore **moved that LandTech review the Stamski and McNary estimates**, Tice seconded the motion and it was **approved 6-0-1**, Hengeveld recused. LaLiberte asked if the cost estimates were confirmed, would the Board then approve the releases, but Yanofsky said she did not want to discuss that further at this time.

Review of engineer's proposals to correct drainage deficiencies at Ice Pond Subdivision

Yanofsky complimented the LandTech letter of January 29, reviewing the solution options proposed by Ross Associates in their letter of January 21, and noted the Board's engineer seemed to prefer the first option as a solution. However, she said she was not clear what the next step should be. Colman and Mansfield, however, disagreed with the first option. Yanofsky suggested that the Board ask LandTech about their concern regarding icing on the roadway. Colman said he thought the Board had already declared Hebb in default and had extended the time to attach the security funds. He asked the P.A. to go through past minutes and determine whether a question should be addressed to Town Counsel. Epstein suggested that LandTech's response be shared with Ross Associates, Hebb's engineer, and they should be reminded that no time schedule has been proposed to date. Colman agreed to call Mark Sleger, LandTech's engineer, to discuss this further.

Discussion of process to prepare bylaw amendments for wireless communications services (cellular towers)

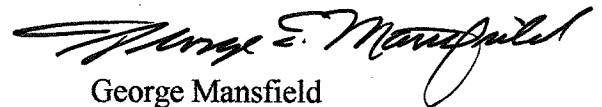
Yanofsky asked for suggestions on how to proceed. Duscha suggested that the Historic Commission be involved. Colman said that he was glad to see others outside the Board participating in the drafting. Yanofsky replied that there are a lot of readers, but not people who will work. She also noted that the chair of the Zoning Board of Appeals doesn't believe it is appropriate for that Board to participate in drafting a bylaw. Epstein **moved to establish a subcommittee to research and draft bylaw amendments for telecommunications services, as outlined in Yanofsky's memo of 1/24/97.** Duscha seconded the motion and it was **approved 7-0.** Tice suggested that an announcement of this action be placed in the *Mosquito*.

Preparation of Open Space Residential Development bylaw: Meeting with consultants to review policy options

Mark Bobrowski and Rick Taintor were present for this discussion, as were Marge Getchell and Greg Peterson of the Carlisle Conservation Foundation. No actions were taken by the Board.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,



George Mansfield
Planning Administrator